

NOTICE OF PUBLIC HEARING
FOR VESTING TENTATIVE SUBDIVISION MAP #1306 AND
NOTICE OF INTENT TO RELY ON A PREVIOUSLY
ADOPTED MITIGATED NEGATIVE DECLARATION

A public hearing will be held by the Merced City Planning Commission on Wednesday, April 4, 2018, at 7:00 p.m., or as soon thereafter as may be heard in the City Council Chambers located at 678 W. 18th Street, Merced, CA, concerning Vesting Tentative Subdivision Map #1306, initiated by Golden Valley Engineering, applicant for Biltmore Financial, Inc, property owner. This application involves the subdivision of approximately 29.75 acres of an approximately 39.7-acre parcel into 160 single-family lots. This property is generally located approximately 620 feet east of G Street between Winder Avenue and Mission Avenue, within Planned Development (P-D) #58 and has a General Plan Designation of Village Residential (VR). Said property being more particularly described as all that property as described in the Grant Deed recorded as Document No. 2018-002294, Merced County Records on January 25, 2018; also known as Assessor's Parcel Number (APN) 259-130-018.

An environmental review carried out for this project under the California Environmental Quality Act (CEQA) concluded that Environmental Review #18-07 is a second tier environmental document, based upon the City's determination that the proposed document remains consistent with the previously adopted provisions of CEQA Guidelines Section 15162 (Mitigated Negative Declaration for the Mission Avenue Annexation – Expanded Initial Study #04-13), previously certified by the City of Merced. A copy of this staff evaluation is available for public inspection at the City of Merced Planning Department during regular business hours, at 678 W. 18th Street, Merced, CA. A copy of this document can also be purchased at the Planning Department for the price of reproduction.

All persons in favor of, opposed to, or in any manner interested in this request for a Vesting Tentative Subdivision Map are invited to attend this public hearing or forward written comments to the Director of Development Services, City of Merced, 678 W. 18th Street, Merced, CA 95340. The public review period for the environmental determination begins on March 15, 2018, and ends on April 4, 2018. Please feel free to call the Planning Department at (209) 385-6858 for additional information. If you challenge the decision of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Merced at, or prior to, the public hearing.

March 9, 2018

/s/ Kim Espinosa

Kim Espinosa, Planning
Manager